



**CALVERT COUNTY
PLANNING COMMISSION REGULAR
MEETING - 7:00 P.M.**

Virtual (Zoom)

To Join by Phone: 888-475-4499

Meeting ID: 858 5579 4151

Passcode (if asked): #

Maria Buehler
Wilson Freeland
Dr. Richard Holler
Steve Jones
Greg Kernan
John Toohey
Lisa Williams

In-Person (Harriet E. Brown Community Center)
901 Dares Beach Rd., Prince Frederick, MD. 20678

**WEDNESDAY, OCTOBER 19, 2022
AGENDA**

- 1. Call to Order and Determination of Quorum.**
- 2. Pledge of Allegiance.**
- 3. Action on proposed Agenda.**
- 4. Action on Proposed Summary of Actions.**
 - a. September 21, 2022 Regular Meeting
- 5. Recognition of persons attending the meeting.**
- 6. Applications for Site Plan Review and Action:**
 - a. CSPR-138320, Calvert Gateway, Lot 11, Tax Map 6, Parcel 448, Zoned: Town Center (Dunkirk), Conceptual Site Plan, Category I
[Memo from Christine Finamore, Principal Planner, P&Z](#)
[Presentation](#)
[Supporting Documentation](#)
- 7. Long Range Planning:**
 - a. Calvert County Comprehensive Plan Proposed Amendments / Town Center Expansions
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner, P&Z](#)
- 8. Items for Discussion and/or Action:**
 - a. Department of Planning & Zoning: Text Amendment Case TA#22-03 - Amendments to the Calvert County Zoning Ordinance to allow for possible cemetery accessory uses
[Memo from Rachel O'Shea, Planning Planner, P&Z](#)
[TA #22-03, Presentation](#)
[TA #22-03, Staff Report](#)
[TA #22-03, Exhibit A](#)
[TA #22-03, Exhibit B](#)
[TA #22-03, Comments](#)
 - b. Department of Planning & Zoning: Text Amendment Case TA#22-04 - Amendment to the Calvert County Zoning Ordinance to allow Cigar Lounge in the Lusby Town Center
[Memo from Rachel O'Shea, Zoning Planner, P&Z](#)
[TA #22-04, Presentation](#)
[TA #22-04, Staff Report](#)
[TA #22-04, Exhibit A](#)
[TA #22-04, Exhibit B](#)
[TA #22-04, Comments](#)
 - c. Proposed Chapter 3 of the Calvert County Code – Adequate Public Facilities Ordinance
[Memo from Mary Beth Cook, Director, P&Z](#)
[Presentation](#)

- d. Fox Run Boulevard, Prince Frederick Town Center, New Town Sub-Area - Request for Exception for Grading and Clearing Permit (G-7756) Prior to Site Plan or Subdivision Approval.
[Memo from Colleen Anglin, Environmental Planner II, P&Z](#)
[Presentation](#)
[Supporting Documentation](#)
 - e. Prince Frederick East Loop Road regarding Roadway Interpretation
[Memo from Tamara Blake-Wallace, Planning Commission Administrator, P&Z](#)
[Memo Attachment, PFZO 3](#)
[Presentation](#)
[Request Letter from Barrett & Associates](#)
 - f. Planning Commission Proposed 2023 Annual Regular Meeting Schedule
[Memo from Becky Parkinson, Clerk, P&Z](#)
[Proposed 2023 Regular Meeting Schedule](#)
- 9. Items of Interest:**
- a. Site Plan and Subdivision Application Lists
[Site Plan List](#)
[Subdivision List](#)
- 10. Public Comment.**
Planning Commissioners will accommodate public comment in person, by telephone or virtually. Individuals should call in advance if participating by telephone. Toll Free: 888-475-4499; Meeting ID: 858 5579 4151; Passcode (if asked): #. Speakers, whether in person or participating by telephone or virtually, will be limited to two (2) minutes as individuals, or five (5) minutes if the designated representative of a group or organization.
- 11. Adjourn.**

FOOTNOTES:

- 1. The date, time, and location of any Planning Commission meeting, to include but not limited to Joint Public Hearings, Public Hearings, Special Meetings, Regular meetings may be revised by announcement of an emergency, such as inclement weather, without further publication and may be confirmed on the County website, or calling 410-535-1600 on the date of the Hearing/Meeting.
 - 2. Public comments shall be held according to Calvert County Ordinance No. 51-21.
 - 3. There may be a five minute break at 9:00 p.m. at the discretion of the Chairperson
 - 4. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.
 - 5. Accommodations for persons with disabilities will be made with reasonable notice.
 - 6. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator; Deputy County Administrator; Director of Communications & Media Relations; Director of Community Resources; Director of Economic Development; Director of Finance & Budget; Director of Parks & Recreation; Director of Planning & Zoning; Director of Public Safety & Services; Director of Public Works; Director of Technology Services

This agenda is subject to change and the times listed are approximate.

If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session.

If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at <https://www.calvertcountymd.gov/list.aspx>.